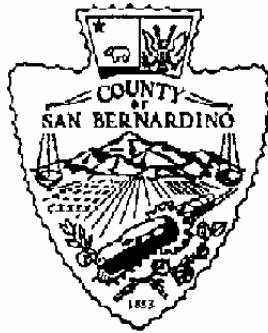


# **COUNTY OF SAN BERNARDINO REDEVELOPMENT AGENCY**



## **ADOPTED WORK PROGRAM FISCAL YEAR 2005-06**

County of San Bernardino  
Redevelopment Agency  
215 North "D" Street, Ste. 301  
San Bernardino, CA 92415-0121  
*Adopted: June 21, 2005*

## **I. SAN SEVAINE REDEVELOPMENT PROJECT AREA**

### **A. Amendment No. 2 to San Sevaire Redevelopment Plan *July – December***

Process Amendment No. 2 to the San Sevaire Redevelopment Plan with assistance from consulting firm, pursuant to California Redevelopment Law for adoption in November 2005.

### **B. Adoption of San Sevaire Economic Plan *(July)***

Present proposed Economic Plan and Marketing Strategy to Agency Board for adoption.

### **C. San Sevaire Marketing Programs *(July – June)***

Implement name branding proposals in Economic Plan. Continue marketing programs in cooperation with California Speedway. Develop new marketing avenues to promote project area.

### **D. San Sevaire Land Use Identification *(July – June)***

In cooperation with property owners and Land Use Services identify appropriate land use designations for properties within Project Area to allow more flexibility for commercial/retail businesses. Present to Planning Commission and Board for consideration and adoption.

### **E. San Sevaire Development Standards *(July – September)***

Complete development standards for Project Area and present to Planning Commission and Agency Board for consideration and adoption.

### **F. Conduct Business Inventory *(July – September)***

Complete inventory of businesses in Project Area and prepare data base.

### **G. Business Assistance Program *(July – June)***

Develop business assistance programs to be offered for attraction and retention of businesses in Project Area.

### **H. Affordable Housing Strategies *(July – June)***

Identify sites for potential affordable housing projects. Identify vacant land for acquisition as development sites. Prepare Request for Qualifications for developers.

I. Land Acquisitions  
(July – June)

Acquire property on Iris Drive and Rosemary Drive as voluntarily offered by property owners.

J. Development Plan Review  
(July – June)

Review and comment on development plans within Project Area.

K. Code Enforcement Activities  
(July – June)

Coordinate code enforcement activities with in Project Area to prevent and eliminate blighted conditions.

L. Project Area Communications  
(September – June)

Prepare and mail at least 2 newsletters to businesses in Project Area regarding activities in the Project Area.

**II. VICTOR VALLEY ECONOMIC DEVELOPMENT AUTHORITY (VVEDA)**

A. Economic Plan and Marketing Strategy  
(July – November)

Prepare and present for consideration and adoption, an economic plan and marketing strategy for the unincorporated County areas of the VVEDA.

B. Affordable Housing Assistance Programs  
(July – June)

Prepare strategies for implementation of housing plan and provide assistance programs for affordable housing.

C. VVEDA Technical Advisory Committee  
(July – June)

Work with VVEDA Technical Advisory Committee on matters pertaining to the VVEDA Project Area.

D. Development Plan Review  
(July – June)

Review and comment on development plans within Project Area.

E. Code Enforcement Activities  
(July – June)

Coordinate code enforcement activities with in Project Area to prevent and eliminate blighted conditions.

### **III. MISSION BOULEVARD JOINT REDEVELOPMENT PROJECT AREA**

A. Affordable Housing Implementation Strategies  
(July – June)

Identify strategies for implementation of affordable housing requirements.

B. Economic Activity Study  
(July – December)

With the City of Montclair, identify viable economic activities along Mission Boulevard in both County and City areas.

C. Development Plan Review  
(July – June)

Review and comment on development plans within Project Area.

D. Implementation and Coordination Committee  
(July – June)

Participate in Project Area Implementation and Coordination Committee on matters related to redevelopment activities in the joint project area.

E. Code Enforcement Activities  
(July – June)

Coordinate code enforcement activities within Project Area to prevent and eliminate blighted conditions.

### **IV. CEDAR GLEN DISASTER RECOVERY PROJECT AREA**

A. Economic Study and Marketing Plan  
(July – October)

Prepare and present for consideration and adoption, an economic plan and marketing strategy for the commercial areas of the Project Area.

B. Housing Implementation Plan  
(July – September)

Prepare 10-year housing implementation plan for the Cedar Glen Project Area pursuant to California Community Redevelopment Law, for expenditure of tax increment housing set-aside funds.

C. Infrastructure Improvements  
(July – June)

With County departments, identify specific capital improvements within Project Area to improve the infrastructure.

D. Environmental Impact Report  
(July – October)

Preparation of a program environmental impact report for the Cedar Glen Project Area as required by redevelopment law.

E. Affordable Housing Strategies  
(September – June)

Based on adopted Housing Implementation Plan, develop strategies to provide assistance for affordable housing projects.

F. Project Area Committee Assistance  
(July – June)

Provide staff assistance to the Cedar Glen Project Area Committee as needed.

G. Code Enforcement Activities  
(July – June)

Coordinate code enforcement activities with in Project Area to prevent and eliminate blighted conditions.

H. Project Area Communications  
(July – June)

Prepare and mail at quarterly newsletters to all property owners in Project Area regarding activities in the Project Area.

**V. PROPOSED BLOOMINGTON REDEVELOPMENT PROJECT AREA**

A. Redevelopment Plan Preparation and Adoption.  
(July – December)

Manage preparation of the Bloomington Redevelopment Plan with assistance from consulting firm, pursuant to California Redevelopment Law for adoption in November 2005.

B. Project Area Committee Assistance  
(July – June)

Provide staff assistance to the Bloomington Project Area Committee as needed.

C. Housing Implementation Plan  
(January – June)

Prepare a 10-year Housing Implementation Plan for the Bloomington Project Area as required under the Community Redevelopment Law.

D. Economic Plan Preparation  
(March – June)

Prepare an economic plan and marketing strategy for the Bloomington Redevelopment Project Area.

## **VI. PROPOSED CAJON REDEVELOPMENT PROJECT AREA**

### **A. Redevelopment Plan Preparation and Adoption.**

*(July – November)*

Manage preparation of the Cajon Redevelopment Plan with assistance from consulting firm, pursuant to California Redevelopment Law for adoption in November 2005.

### **B. Project Area Committee Assistance**

*(July – June)*

Provide staff assistance to the Cajon Project Area Committee as needed.

### **C. Housing Implementation Plan**

*(January – June)*

Prepare a 10-year Housing Implementation Plan for the Cajon Project Area as required under the Community Redevelopment Law.

### **D. Economic Plan Preparation**

*(March – June)*

Prepare an economic plan and marketing strategy for the Cajon Redevelopment Project Area.

## **VII. POTENTIAL NEW REDEVELOPMENT PROJECT AREAS**

### **A. Wrightwood – Phelan Areas**

*(August – June)*

Manage preparation of a Redevelopment Project Area and Plan with assistance from consulting firm, pursuant to California Redevelopment Law for adoption in June 2006.

### **B. Yermo - Daggett – Lenwood – Hinckley Areas**

*(August – June)*

Manage preparation of a Redevelopment Project Area and Plan with assistance from consulting firm, pursuant to California Redevelopment Law for adoption in June 2006.

### **C. Devore Area Feasibility Study**

*(July – September)*

Manage initial feasibility study to determine potential for creation of a redevelopment project area in the Devore Area.

D. Devore Area  
(November – June)

If the area is determined feasible, manage preparation of a Redevelopment Project Area and Plan with assistance from consulting firm, pursuant to California Redevelopment Law for adoption in June 2006.

**VIII. INFRASTRUCTURE FINANCING DISTRICT**

A. Harper Lake IFD – Feasibility Study  
(July – September)

Manage consultant study for infrastructure financing district for proposed Harper Lake development.

B. Harper Lake IFD  
(October – June)

If IFD determined feasible, manage preparation of an Infrastructure Financing District in compliance with requirements of California Government Code.

**IX. AGENCY ADMINISTRATION**

A. FY 2005-06 Budget Administration  
(July – June)

Administer RDA budget approved by Agency Board of Directors, including required reports and audits.

B. Preparation of FY 2006-07 Budget  
(March – June)

Prepare Agency operating and capital budgets, work program and other budget-related actions for the FY 06-07.

C. Pass-Through Agreement Monitoring and Audits  
(July – June)

Review requests from cities for modification to existing pass through agreement with the County. Manage current audit of 5 agreements. Manage audit of 5 additional agreements.

D. Organizational Integration  
(July – September)

Implement organizational integration in new Economic Development Group structure, and establish organizational needs as a stand-alone Redevelopment Agency department.

E. Information / Training  
(July – June)

Identify potential training opportunities related to issues for RDA staff, Districts staff, and related County department staff. Attend related professional conferences and workshops related to redevelopment and professional management.

F. Marketing / Promotion  
(July – June)

Attend appropriate conferences and conventions to promote the Redevelopment Agency Project Areas.

G. General Administration  
(July – June)

General administration of Agency operations, including staff recruitment, and maintaining Agency procedures in compliance with California redevelopment law.



## **SUMMARY OF WORK PROGRAM ACCOMPLISHMENTS FISCAL YEAR 2004-05**

The following is a status summary of the activities adopted for the FY 2004-05 Work Program.

### **San Sevine Redevelopment Project Area**

- 2004 Bond Issue. The bond issuance was delayed due to a tax assessment appeal filed in the Project Area.
- Project Area Amendment. Amendment No. 1 was adopted on November 2, 2004.
- Community informational materials and meetings. One community meeting was held prior to adoption of the Plan Amendment.
- Complete preparation of San Sevine Economic Plan and Marketing Strategy. The final draft of the plan has been prepared. A meeting with Project Area businesses was held.
- Prepare and implement marketing program with The California Speedway. Informational and promotional materials distributed at Speedway race events. Speedway prepared marketing video for Project Area and assisted in development of new Agency website.
- Prepare business assistance program. No action.
- Develop business inventory. Inventory of all businesses within the Project Area completed.
- Prepare Housing Implementation Plan for San Sevine Redevelopment Project Area. Plan was adopted by Agency Board on September 14, 2004.
- Develop strategy to undertake objectives adopted in housing implementation plan. No action.
- Implement affordable housing strategy. Vacant parcel for affordable housing project approved March 15, 2005.
- Prepare development standards for new projects and major rehabilitation projects. In process.
- Adopt development land use standards for San Sevine Project Area. No action.

### **Victor Valley Economic Development Authority**

- Prepare Housing Implementation Plan for VVEDA Redevelopment Project Area. Plan was adopted by Agency Board on September 14, 2004.
- Implement affordable housing strategies. No action.
- Develop Economic Strategy for VVEDA Area. Contract for preparation of economic plan approved on May 3, 2005.

### **Mission Boulevard Joint Redevelopment Project Area**

- Prepare Housing Implementation Plan for Mission Boulevard Joint Redevelopment Project Area. Plan was adopted by Agency Board on September 14, 2004.
- Administer Implementation and Cooperation Agreement related to Project Area. Two meetings held during year.

### **Cedar Glen Disaster Recovery Project Area**

- Complete establishment of Cedar Glen Disaster Recovery Redevelopment Project Area. Plan was adopted on November 23, 2004.
- Initiate preparation of environmental documents of Project Area activity. Contract award on September 28, 2004 for EIR preparation.
- Project Area Committee (PAC) Assistance. Four PAC meetings held.
- Identify and prioritize projects for redevelopment assistance. Project identification underway with Public Works and Special Districts Departments.
- Identify funding sources for redevelopment activities. Meetings held at federal and local levels to identify sources.

### **Potential Redevelopment Project Areas**

- Identify potential new redevelopment areas. Agency received initial feasibility studies indicating potential redevelopment project areas.
- Select consultants to assist with preparation of redevelopment plans. Agency Board approved contracts for establishment of Bloomington and Cajon project areas on October 5, 2004.
- Prepare redevelopment project area plans for potential new areas. Preparation of Bloomington and Cajon redevelopment plans underway.

### **General Administration**

- Administer Agency budget. Undertaken throughout year.
- Prepare FY 2005/06 budget. Budget prepared and presented for Agency adoption.
- Review requests from cities for modifications to existing pass-through agreements. No requests received.
- Pass-through agreement audits. Contract awarded on May 3, 2005 to audit 5 agreements.
- Provide training opportunities. Various Agency and County staff attended 4 training sessions during year.
- Attend related conferences and workshops. Various Agency and County staff attended 7 conferences and workshops during year.
- Update administrative procedures. Various procedures changed related to tax increment deposits and budget preparation.